# Envision Carlsbad Draft Preferred Plan

September 11, 2012



## **Overview**

- Requested action
- Envision Carlsbad schedule
- Draft Preferred Plan overview
- Public comment
- City Council discussion & direction



# Staff Requested Action

- City Council accept the report on the Draft Preferred Plan
- Direct staff regarding use of the Draft
   Preferred Plan in the preparation of the
   General Plan update and PEIR



## Schedule

- Sept 2012
  - Council review & direction on Draft Preferred Plan
- Sept 2012 Spring 2013
  - Prepare draft General Plan, Housing Element and program environmental impact report (PEIR)
- Spring 2013
  - Public hearings for adoption
- End of 2013
  - Zoning Ordinance & LCP update



# Land Use Concepts & Draft Preferred Plan

 Draft Plan evolved from community, EC3 & Planning Commission review of three land use concepts

Concept A	Concept B	Concept C
Centers	Active Waterfront	Core Focus

 Draft plan is a combination of the most desirable features from each land use concept



# Land Use Concepts & Draft Preferred Plan

- Land use concepts identified areas where there is the potential to accommodate the city's future growth
  - Sites that are vacant, underdeveloped or have the potential to redevelop



# Land Use Concepts Community Feedback





- Community Workshops
  - Jan. 31 and Feb. 2
  - 395 attendees overall
- 349 community members completed feedback forms (by hand and online)



# Overall Community Feedback

Concept A Centers	15%
Concept B Active Waterfront	44%
Concept C Core Focus	22%
None	9%
Other	7%
Blank	3%



# EC3 and Planning Commission

 EC3 and Planning Commission reviewed community feedback and provided direction on preparation of a Draft Preferred Plan

EC3	Planning Commission	
March 28	May 2	
April 17	May 16	
	June 20	
	July 18	



# Draft Preferred Plan

- Proposes land use designation changes on lands throughout the city (1.5% of all lands) to:
  - Further the implementation of the Carlsbad
     Community Vision
  - Achieve existing housing element programs
  - Meet housing needs of next housing element
  - Accommodate future employment, shopping and service needs



# Objectives Achieved by Preferred Plan

More opportunities to locate housing closer to jobs

More opportunities to create neighborhood centers within walking/biking distance of nearby residents

More opportunities for additional dining, shopping and recreation along the waterfront



# Objectives Achieved by Preferred Plan

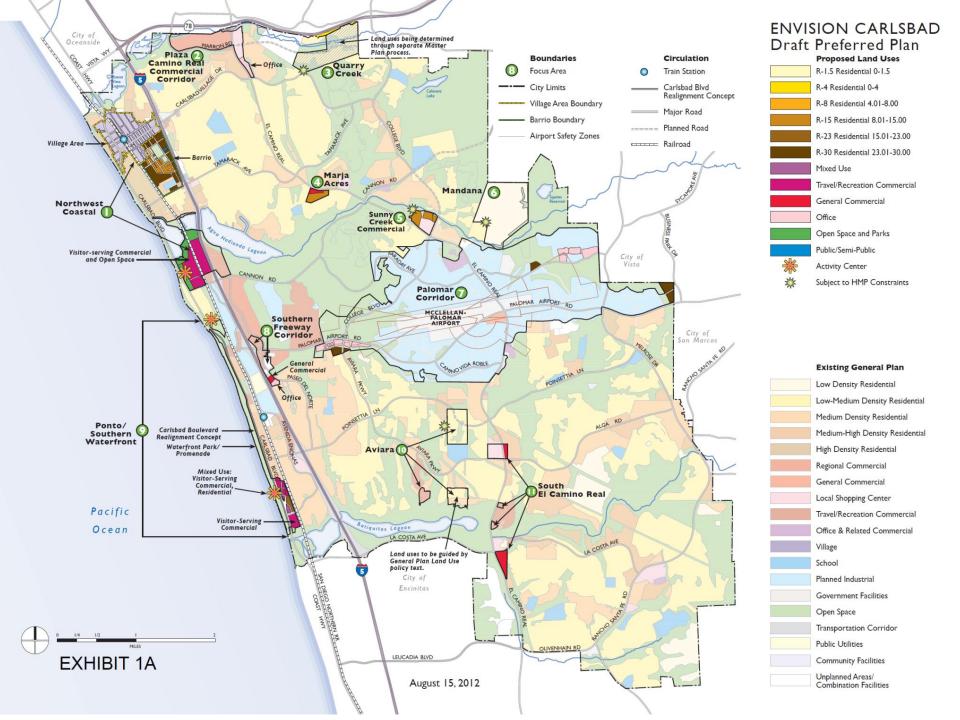
Does not eliminate designated open space and provides new open space opportunities

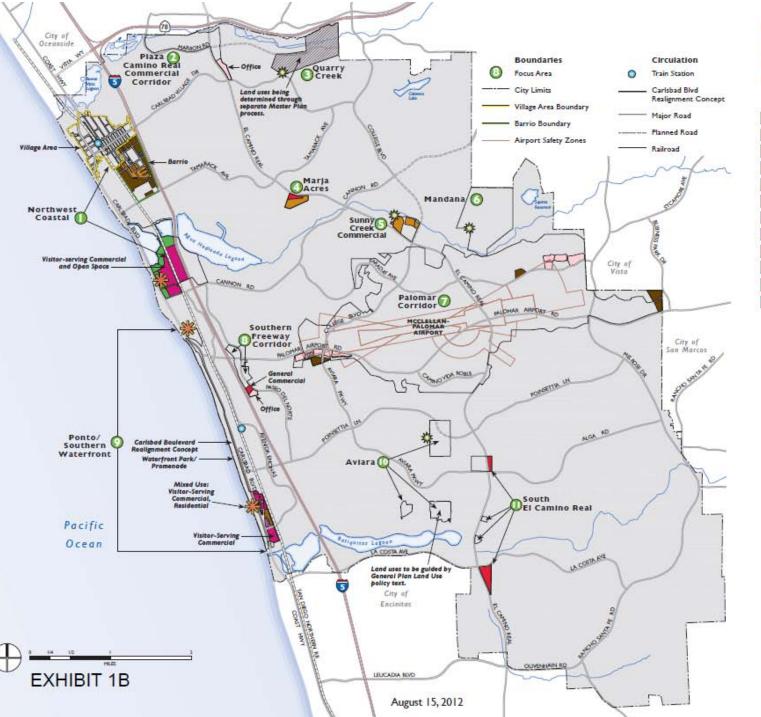
Implements current housing element programs to increase density in the Barrio and Ponto

Is consistent with the existing EDUB balance

Is consistent with Prop. E quadrant dwelling unit limitations







#### ENVISION CARLSBAD Draft Preferred Plan-Proposed Land Use Change Areas

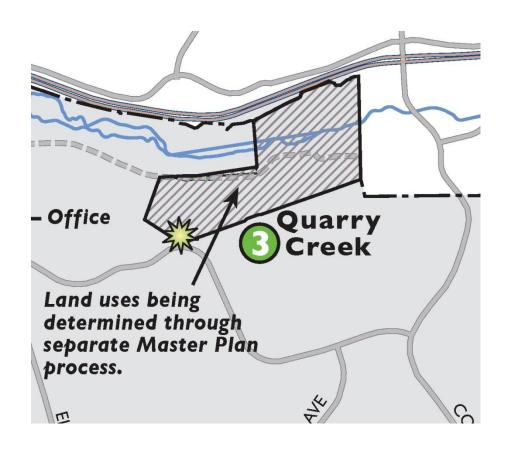












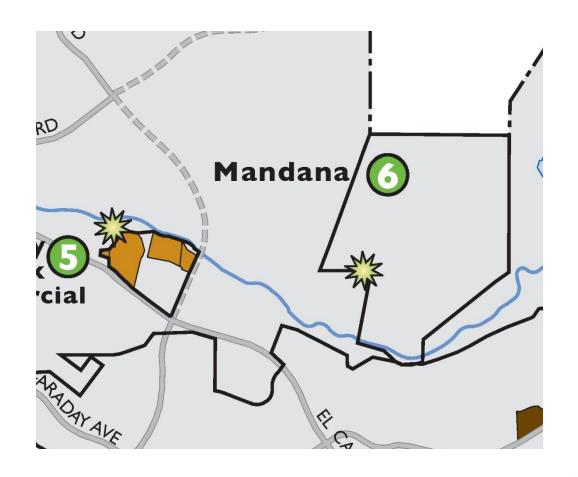




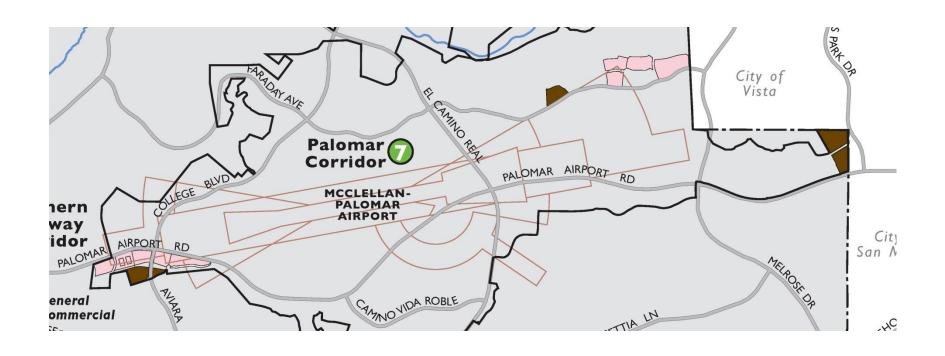








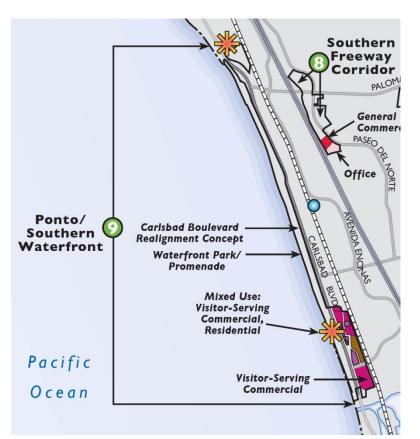


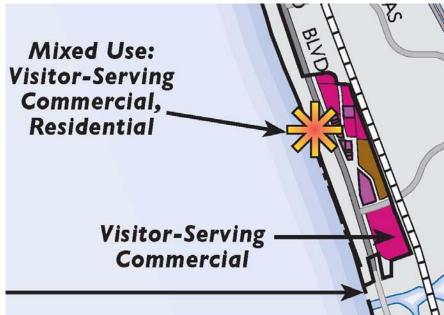




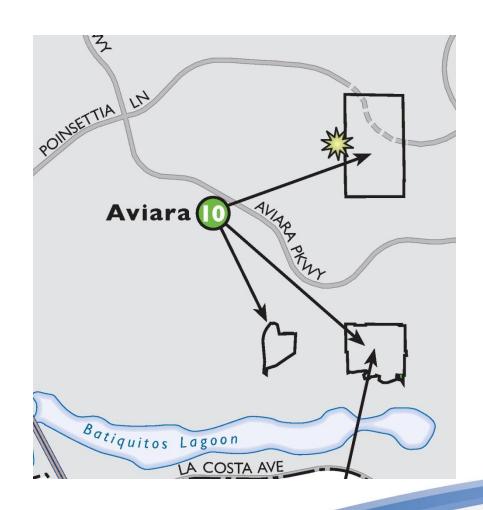




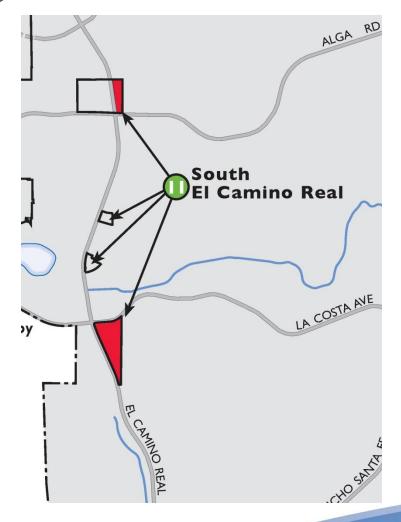




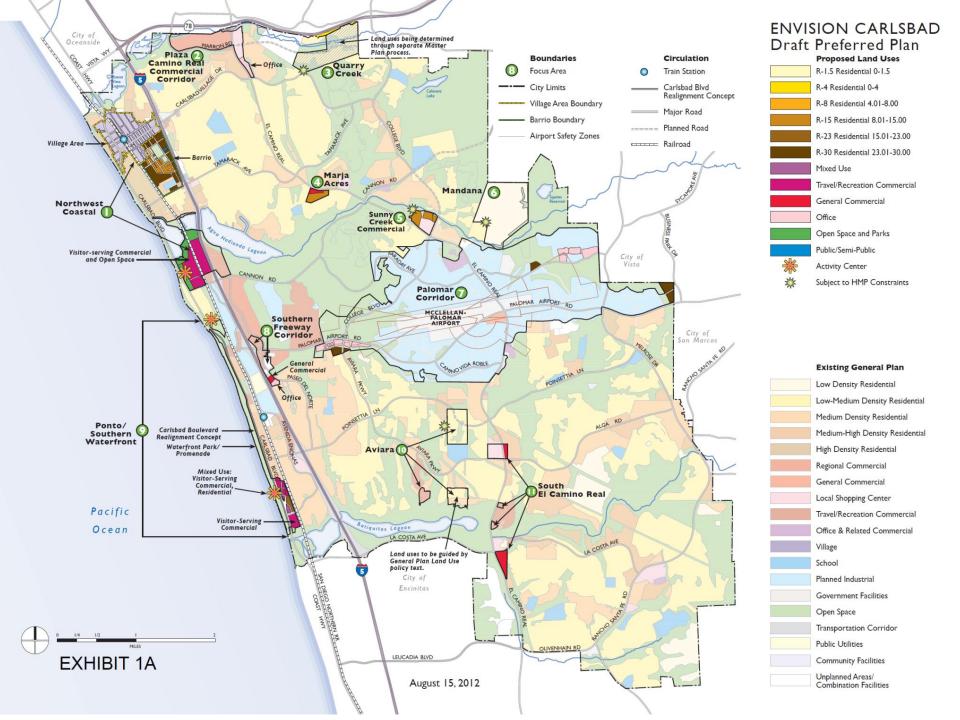












# Other Requested Land Use Changes

Site/ Requestor	Requested Change	City Quad	Approx. Unit Yield
Quarry Creek/ Preserve Calavera	More open space (preserve panhandle)	NE	656 (per MP) 500 (per HE)
Basin BJ Parcel/ Ladwig Design Group & Rancho Carlsbad Estates	R4 to R30	NE	108
Robertson Ranch PA22/ Brookfield & Meta Housing	Office to R23 or R30	NE	132 (R23) 165 (R30)
Palomar Oaks West/ Integral Communities	PI to R30	SW	209



# Other Requested Land Use Changes

Site/ Requestor	Requested Change	City Quad	Approx. Unit Yield
Aviara Resort/ Aviara Resort Associates	TR to R8	SW	74
Ponto Village/ Howes Weiler & Assoc. & LSF5 Carlsbad Holdings	UA to R30 (Draft Plan proposes R20)	SW	164 (R30) 131 (R23)
Bressi Ranch/ Archstone	PI to R30	SE	443
La Costa Resort/ VRE La Costa	TR to R8	SE	47



# Summary

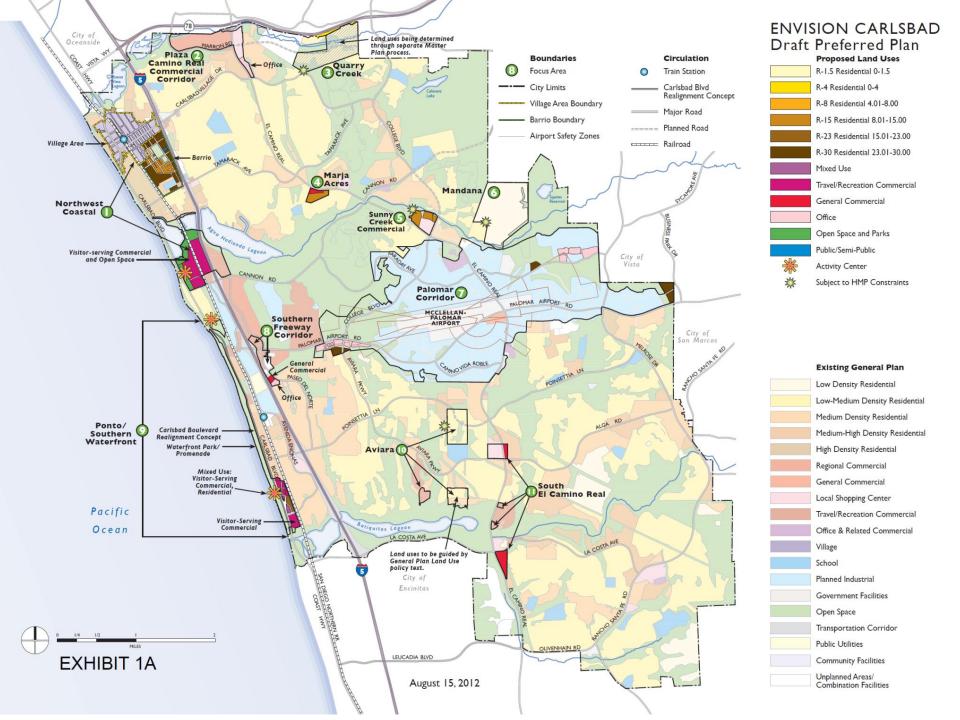
- Draft Plan proposes land use designation changes on 1.5% of all lands and in doing so:
  - Furthers the implementation of the Carlsbad
     Community Vision
  - Achieves existing housing element programs
  - Meets housing needs of next housing element
  - Accommodates future employment, shopping and service needs



# Staff Recommendation

- City Council accept the report on the Draft Preferred Plan
- Direct staff regarding use of the Draft
   Preferred Plan in the preparation of the
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- Quarry Creek
  - Preservepanhandle asopen space





- Quarry Creek
  Master Plan
  - 656 unitsproposed
  - 500 unitsneeded forhousingelement





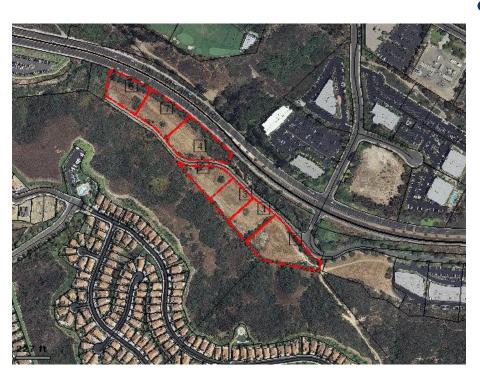
- Rancho Carlsbad
   Basin BJ
  - SE corner of College and Cannon
  - Change from R4 to R-30
  - 108 units





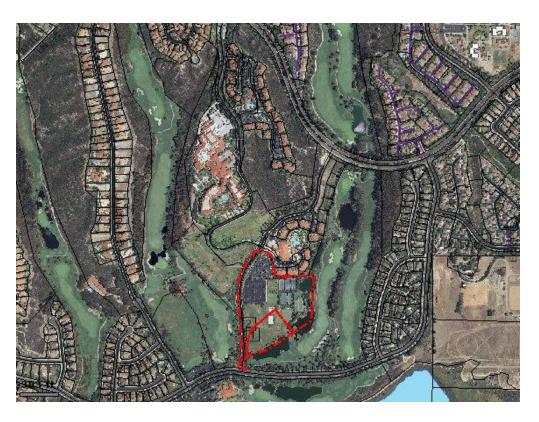
- Brookfield/Meta
  - Robertson Ranch
  - Change from Office to R23 or R30
  - 132 units (R23) or165 units (R30)





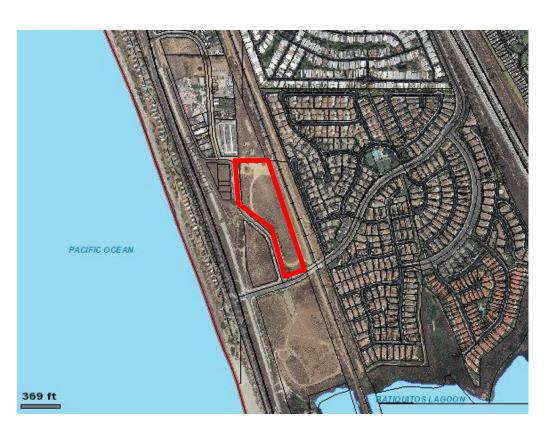
- Integral Communities/
   Hamann
  - South of PalomarAirport Rd. west ofPalomar Oaks Way
  - Change from PI to R-30
  - 209 units





- Aviara Resort
  - Change fromTourist Commercialto R8 (med density)
  - 74 units





### Ponto

- Increase densityfrom proposedR-23 to R-30
- 164 units (R30)
- 131 units (R23)





### Archstone

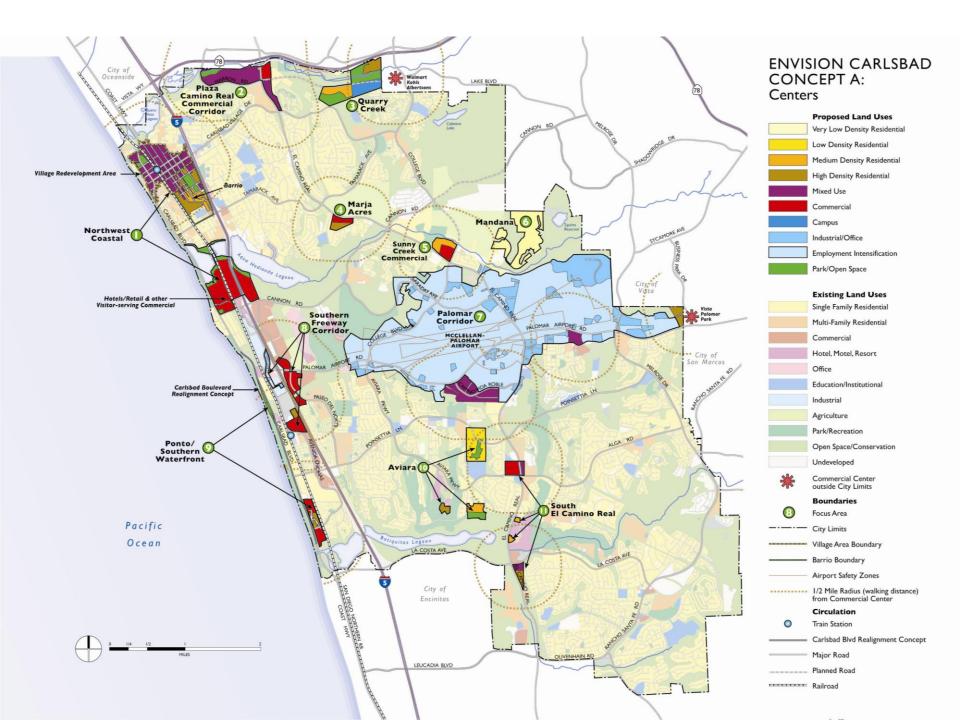
- Bressi Ranch
- Change fromPI to R-30
- 443 units

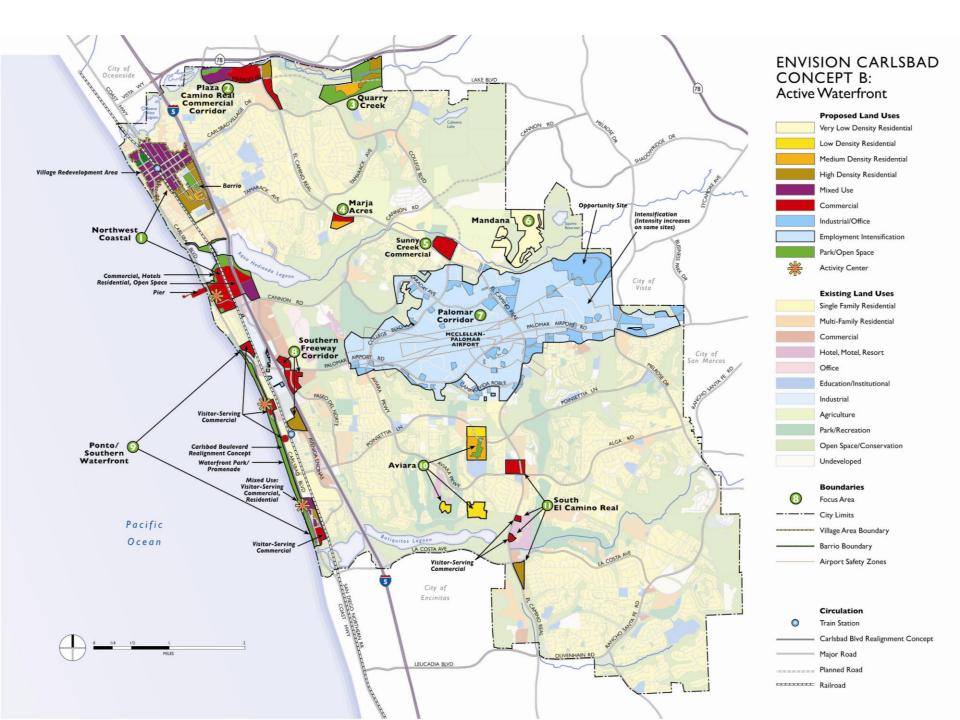


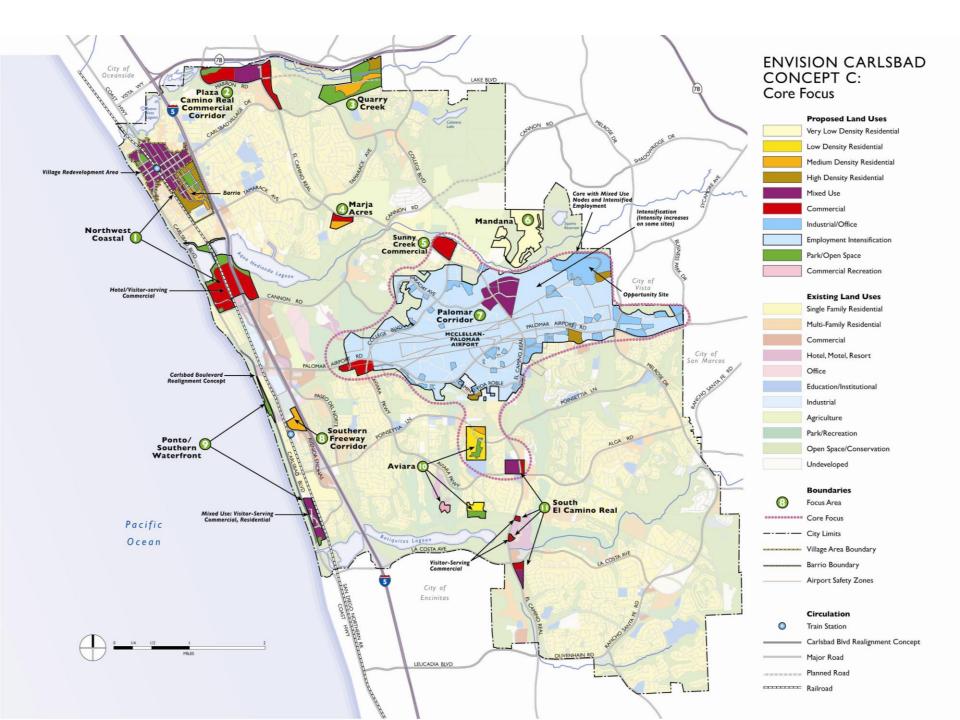


- La Costa Resort
  - Change fromTourist Commercialto R8 (med density)
  - 47 units









# New R-30 Land Use Designation

- R-30 is proposed to allow residential density between 23-30 dwelling units per acre (du/ac)
  - 25 du/ac growth management control point (GMCP)
  - 5 units/acre more than current highest GMCP density (20 du/ac)



# New R-30 Land Use Designation

- Reason for new R-30 designation:
  - Assist in accommodating the city's Regional Housing Needs Assessment (RHNA); and
  - Assist in satisfying the State's expectation for land at 30+ du/ac to accommodate lower income housing



# New R-30 Land Use Designation

Proposed in four select areas of the city

#### Barrio Perimeter



## Palomar Corridor (3 sites)

